

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Mark S. Cherry, Esquire
385 N. Kings Highway
Cherry Hill, NJ 08034
(856) 667-1234
Attorney for Debtors

In Re:

Pierre and Karen Craig



Order Filed on April 7, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey


Case No.: 16-25556
Hearing Date: 4/7/2020
Chapter: 13
Judge: ABA

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: April 7, 2020


Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

After review of the Debtor's motion for authorization to sell the real property commonly known as 1806 Stallion Court, Williamstown, New Jersey (the Real Property).

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:	Anjani Kumar with ERA Central Realty Group, Inc./Mark S. Cherry
Amount to be paid:	\$6000.00 to ERA and \$1500 to Mark S. Cherry
Services rendered:	Short Sale Realtor and Debtor's attorney

OR: ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 0.00 claimed as exempt may be paid to the Debtor.
6. The ☐ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. ☒ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:

rev.8/1/15

Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New Jersey

In re:
Pierre Lamont Craig
Karen Cooper Craig
Debtors

Case No. 16-25556-ABA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Apr 07, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on
Apr 09, 2020.

db/jdb Pierre Lamont Craig, Karen Cooper Craig, 1806 Stallion Ct, Williamstown, NJ 08094-8745

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 09, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 7, 2020 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor SANTANDER BANK, N.A. nj.bkecf@fedphe.com
Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Isabel C. Balboa ecfm@standingtrustee.com, summarymail@standingtrustee.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfm@standingtrustee.com,
summarymail@standingtrustee.com
James Patrick Shay on behalf of Creditor SANTANDER BANK, N.A. shay@bbs-law.com,
jpshay@gmail.com
Mark S Cherry on behalf of Debtor Pierre Lamont Craig mc@markcherryllaw.com,
dot@markcherryllaw.com;bankruptcy@markcherryllaw.com;G9657@notify.cincompass.com
Mark S Cherry on behalf of Joint Debtor Karen Cooper Craig mc@markcherryllaw.com,
dot@markcherryllaw.com;bankruptcy@markcherryllaw.com;G9657@notify.cincompass.com
William M. E. Powers, III on behalf of Creditor Federal National Mortgage Association
("Fannie Mae") ecf@powerskirn.com
William M.E. Powers on behalf of Creditor Federal National Mortgage Association ("Fannie
Mae") ecf@powerskirn.com
William M.E. Powers, III on behalf of Creditor Federal National Mortgage Association ("Fannie
Mae") ecf@powerskirn.com

TOTAL: 10